

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7 WALLABY AVENUE SASSAFRAS VIC 3787

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$895,000

&

\$975,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$915,000

Property type

House

Suburb

Sassafras

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

30 HETHERSETT ROAD SASSAFRAS VIC 3787	\$930,000	14-Feb-25
5 ALICE STREET SASSAFRAS VIC 3787	\$1,025,000	30-Jan-25

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 14 March 2025



**30 HETHERSETT ROAD  
SASSAFRAS VIC 3787**

5 2 4

Sold Price <sup>RS</sup> **\$930,000** Sold Date **14-Feb-25**

Distance **0.41km**



**5 ALICE STREET SASSAFRAS VIC  
3787**

3 2 2

Sold Price <sup>RS</sup> **\$1,025,000** Sold Date **30-Jan-25**

Distance **0.83km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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